

STATE OF TEXAS §  
COUNTIES OF ARANSAS §  
SAN PATRICIO AND NUECES §  
CITY OF ARANSAS PASS §

On this the 16th day of March, 2015 the City Council of the City of Aransas Pass convened in a Regular Meeting being open to the Public at the regular meeting place thereof in the City Hall and notice of said meeting giving the time, place, date and subject hereof having been posted and prescribed by Chapter 551 of the Texas Government Code with the following attendance to wit constituting a quorum.

PRESENT:	Adan Chapa	Mayor
	Vickie Abrego	Mayor Pro Tem
	Ramiro Gomez	Council Member
	Billy Ellis	Council Member
	Phillip Hyatt	Council Member

ABSENT:

ADMINISTRATIVE PERSONNEL PRESENT:	Allen Lawrence	City Attorney
	Yvonne Stonebraker	City Secretary

ADMINISTRATIVE PERSONNEL ABSENT:	Sylvia Carrillo	City Manager
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STAFF PRESENT:	Amanda Torres	Administrative Assistant
	Eric Blanchard	Police Chief
	Fernando Quintanilla	Public Works Director
	Manuela Camarillo	Parks & Recreation Director
	Donna Cox	Finance Director
	Jeff Martin	IT Director
	JP Gonzales	Planner/Scheduler
	Lynn Pearce	Emergency Management Coordinator
	Cory Elrod	Code Compliance Officer
	Robert Brake	Code Compliance Officer
	Rickie Kilgore	Fire Chief

OTHERS PRESENT: Donald & Jeanie Brummett, Virginia Bufkin, Patsy Lawrence, Mack Oliver, Marcel Poirrier, Tommy Knight, Carol Salinas, Rosemary Vega/Aransas Pass Chamber of Commerce, Rocky Chacon, Kevin Pawlik, Annita West/Aransas Pass Progress, Juan Perales/LNV, Steve Knight, Ricky & Priscilla White, Liz Bralley, Johnny Garcia, Sam & Colleen Vincent, Tencha Kaiser, Alicia Bustamante, Stella Ashley, Dick Myers, Eli de la Cruz, Gary Billy, Carol Salinas, Rosemary Vega, Roberto Trevino, Charles Ochoa, Carrie Scruggs, Brittany Bralley, Jane Doss, Ed & Ellie Block, Terry Harrison, Joe & Monica Dominguez

There may have been others present who did not sign in.

1. CALL MEETING TO ORDER.

Mayor Chapa opened the meeting at 7:00 P.M.

**2. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG.**

Mayor Chapa led the Invocation and the Pledge of Allegiance to the United States Flag.

**3. CONSENT AGENDA – “ALL OF THE FOLLOWING ITEMS ON THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE BY THE CITY COUNCIL AND WILL BE ENACTED WITH ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A COUNCILMEMBER SO REQUESTS. IF DISCUSSION IS DESIRED, THAT ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND WILL BE CONSIDERED SEPARATELY”.**

**A. CONSIDER AND ACT ON MINUTES OF FEBRUARY 2, FEBRUARY 16, AND SPECIAL MEETING ON FEBRUARY 23, 2015.**

**B. ORDINANCE NO. 2013-4042A – AN ORDINANCE ESTABLISHING AND IMPLEMENTING A PROGRAM TO CHARGE MITIGATION RATES FOR THE DEPLOYMENT OF EMERGENCY SERVICES BY THE FIRE DEPARTMENT FOR SERVICES PROVIDED/RENDERED FOR THE CITY OF ARANSAS PASS.**

**C. ORDINANCE NO. 2015-4105 – AN ORDINANCE AMENDING SECTIONS 5-1 TO 5-4 OF CHAPTER 5 OF THE CODE OF ORDINANCES OF THE CITY OF ARANSAS PASS; PROVIDING A REPEALER PROVISION; AND, PROVIDING FOR AN EFFECTIVE DATE.**

**D. RESOLUTION NO. 2015-754 – A RESOLUTION OF THE ARANSAS PASS CITY COUNCIL CASTING THEIR 7 ELIGIBLE VOTES FOR CAROL SUE HIPP, FOR PLACE 6 OF THE NUECES COUNTY APPRAISAL DISTRICT BOARD.**

Motion Made By: Council member Hyatt

Seconded By: Council member Ellis

Votes: Aye – Abrego, Hyatt, Gomez, Ellis, Chapa

Discussion: Council member Hyatt made a motion to approve the consent agenda. Council member Ellis seconded the motion and the motion carried unanimously.

**4. CITIZENS' COMMENTS.**

Name: Rick Shures

Address: 205 S. Saunders

Concern: Mr. Shures expressed concerns with the lack of action on Saunders Street. He said it had been over a month since his initial complaint and his wife was almost hit in broad daylight. He asked when the City planned on having it fixed. He said he had spoken with Chief Blanchard about it and that he was normally very patient. He stated that it was time to take care of the road. Chief Blanchard added that they had been trying to coordinate a solution. Right now, it was not feasible because of development. Staff was trying to get a tool borrowed from Ingleside. At this time, the City was still working on trying to get the road repaired. Public Works Director Fernando Quintanilla also replied that there was a line item later on the council agenda for a maintainer that could be used to re-grade the street. Staff is trying to work with developers. If Council approves the upcoming agenda item, staff could possibly get the equipment that could assist in resolving the issue. Mr. Shures replied that he hadn't seen anything happen. Chief Blanchard commented that there are a lot of streets in town that are not even paved. Mayor

Chapa asked if staff could look at the street tomorrow. Public Works Director Quintanilla added that staff could look at putting flex base but with the rain, it will pop out  
Departments Affected: Public Works

5. **CONSIDER AND ACT ON APPROVING TAX RE-SALE PROPERTY, SUIT NO. S-05-1097-TX; ARANSAS PASS INDEPENDENT SCHOOL DISTRICT, CITY OF ARANSAS PASS, AND SAN PATRICIO COUNTY VS. TOMMY CAPERS, INDIVIDUALLY AND DBA FARO, CO, ET AL. ACCT. NO. 0011-0571-0013-004; LOTS 13, 14, 15, & 16, BLOCK 'G' (NCB 571), MACKEY'S FIRST ADDITION, CITY OF ARANSAS PASS, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 3A, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.**

Motion Made By: Council member Hyatt  
Seconded By: Mayor Pro Tem Abrego  
Votes: Aye – Abrego, Hyatt, Gomez, Ellis, Chapa

Discussion: City Secretary Stonebraker explained that the item has come before the City Council twice but is questionable because it is in a severe floodplain area on Arch. Mayor Pro Tem Abrego advised that staff should investigate tax resale properties and their disposition to floodplain areas before discussing at the council meeting. Council member Hyatt made a motion to table the item. Mayor Pro Tem Abrego seconded the motion and the motion carried unanimously.

6. **CONSIDER AND ACT ON APPROVING CITY MANAGER ITEMS:**  
**A. 2015 FIREWORKS PRODUCTION CONTRACT WITH WESTERN ENTERPRISES, INCORPORATED.**

Motion Made By: Council member Hyatt  
Seconded By: Council member Gomez  
Votes: Aye: Abrego, Hyatt, Gomez, Ellis, Chapa

Discussion: Finance Director Cox explained that the agenda item was for the 4<sup>th</sup> of July celebration, which was basically the same cost and contract as submitted last year. Staff wanted to present it before council earlier than what was done last year. Mayor Chapa asked to confirm if the celebration would be held at Community Park again this year. Administrative Assistant Amanda Torres affirmed yes. Council member Hyatt made a motion to approve the 2015 Fireworks Production Contract with Western Enterprises, Incorporated. Council member Gomez seconded the motion and the motion carried unanimously.

**B. FACILITY LEASE AGREEMENT – SOFTBALL FIELDS**

Motion Made By: Council member Ellis  
Seconded By: Council member Hyatt  
Votes: Aye: Abrego, Hyatt, Gomez, Ellis, Chapa

Discussion: Finance Director Cox explained that staff was requesting approval by council to issue a Request for Proposals to receive bids on those interested in using the softball fields. This would open it up to other renters to maximize revenue. Mayor Chapa asked if the fields were still planned to stay in their current location or be moved somewhere else. Parks and Recreation Director Manuela Camarillo replied that there hadn't been a decision and the location was still up in the air. There was still talks about a basketball pavilion. Council member Ellis made a motion to authorize the Request for Proposals for the softball fields. Council member Hyatt seconded the motion and the motion carried unanimously.

**C. MODIFYING THE ARANSAS PASS AQUATIC CENTER FEES**

Motion Made By: Council member Hyatt  
Seconded By: Council member Ellis  
Votes: Aye: Abrego, Hyatt, Gomez, Ellis, Chapa

Discussion: Administrative Assistant Torres explained that the ordinance amendment was to bring the ordinance up to date with the current fees being charged. Fees were not being raised. Council member Hyatt made a motion to approve modifying the Aransas Pass Aquatic Center fees in the associated ordinance. Council member Ellis seconded the motion and the motion carried unanimously.

**D. AUTHORIZING CITY MANAGER TO ISSUE A REQUEST FOR PROPOSALS TO DEMOLISH AND/OR ACQUIRE THE PROPERTY AT 405 BIGELOW.**

Motion Made By: Mayor Pro Tem Abrego  
Seconded By: Council member Hyatt  
Votes: Aye: Abrego, Hyatt, Gomez, Ellis, Chapa

Discussion: Mr. Mack Oliver told the Council that he suggested that the City donate the building to him. He said he had not received his paperwork for his non-profit tax exemption status yet. He was also interested in the donation of the former water department building on Deberry. He said he was given an opportunity to move but would like to stay in Aransas Pass. Mayor Chapa expressed his concern about the health issues associated with asbestos and lead-based paint at the building on Deberry. Finance Director Cox advised that Mr. Oliver could submit a proposal and see options of what people were willing to do. Mayor Pro Tem Abrego made a motion to authorize the City Manager to issue a Request for Proposals to demolish and/or acquire the property at 405 Bigelow. Council member Hyatt seconded the motion and the motion carried unanimously.

**7. REVIEW AND DISCUSS ALLOWING MOBILE FOOD ESTABLISHMENTS IN THE CITY LIMITS OF ARANSAS PASS.**

Discussion: Code Compliance Officer Brake explained that the ordinance would allow mobile food establishments to set up and be regulated within the City limits. Council member Hyatt asked if people had approached the city about setting up a mobile food establishment. Staff affirmed yes. Chief Blanchard asked if this would work separately from the peddler's permit. Officer Brake stated that they would need to get that permit. Mayor Chapa asked what the time frame was for the permit. Officer Brake responded that it goes up to a year. If there was a violation, the permit would be pulled and the vendor would no longer be able to sell in the city limits. Chief Blanchard commented that it was good to have those regulated for safety reasons. Mayor Pro Tem Abrego asked if mobile food vendors were currently allowed. Chief Blanchard replied that the vendors would currently fall under the peddler's permit. They are also required to have a food handlers' permit. Council member Gomez concurred that the vendor would have to get checked by county. Chief Blanchard added that some vendors set up without any clearance from the county. Officer Brake explained that the requirement was included in this draft of the ordinance.

**8. CONSIDER AND ACT ON AUTHORIZING THE CITY MANAGER TO ISSUE A REQUEST FOR PROPOSALS FOR MOBILE FOOD VENDORS AT THE AQUATICS CENTER PARK:**

Motion Made By: Mayor Pro Tem Abrego  
Seconded By: Council member Gomez  
Votes: Aye: Abrego, Hyatt, Gomez, Ellis, Chapa

Discussion: Parks Director Camarillo explained that staff wants to limit concessions but still wants to provide food for patrons to work in conjunction with a food truck. Staff wants to focus on a marketing piece. Mayor Chapa

inquired about permits being required for the gentleman with the ice cream truck. Mayor Pro Tem Abrego said she was concerned with regulating for Little League concessions. Mayor Pro Tem Abrego made a motion to authorize the City Manager to issue a Request for Proposals for Mobile Food Vendors at the Aquatics Center Park. Council member Gomez seconded the motion and the motion carried unanimously.

**9. CONSIDER AND ACT ON APPROVING REQUEST OF MS. JANE DOSS WAIVING HER WATER BILL.**

Motion Made By: Mayor Pro Tem Abrego

Seconded By: Council member Hyatt

Votes: Aye: Abrego, Hyatt, Gomez, Ellis, Chapa

Discussion: Finance Director Cox explained that Ms. Doss had a water bill that unusually high from July 15 to August 15. She alleges that the house was vacant at that time and could not have used water. Staff had the meter pulled and tested, and it was actually reading lower. Consumption was actually higher. There was no indication of a leak around the meter box. Staff suggests that it may have been a stuck flapper. Ms. Doss requested that the item be presented to council. Council member Hyatt asked what a normal reading would be. Planner/scheduler JP Gonzales responded that it was typically 900 to 1,000 gallons of month. During the time frame, there was 86,000 gallons used in this location. Nothing was wrong inside the house.

Ms. Jane Doss spoke on behalf of her property. She explained that in August, she saw meter reader Phillip Castillo digging a hole and the ground around it was dry. He told her he had a work order to change out the meter. She asked him who requested the work order and Mr. Castillo did not know. She said it looked like there was a drip on the coupler and she insisted that it be fixed. She then received a letter from the City explaining the leak and that they had fixed it at no cost to her. The house in question is vacant and for sale. She said that she goes into the house once a week and there were no toilets running. All previous bills were minimal bills. The yard was totally dry, as was the hole dug by the meter reader. She says that it must be an error since it occurred around the same time as the meter change out.

Finance Director Cox said that former meter reader supervisor JP Gonzales had spoken about extensively. Given the type of soil in the area, water doesn't pool. The meter was tested. The City paid for it from their water provider; the question becomes who is responsible. Mayor Chapa stated that he had a similar personal experience where he had large water bill and when he dug up the water source, he found a leak. Ms. Doss repeated that there was no problem before or after the August situation and that the grass is dead. It was not something that needed to be repaired. Council member Hyatt asked when the meter was changed out. Planner/scheduler JP Gonzales replied that it was in August. Ms. Doss stated that prior to that, the bill was minimal. Mr. Gonzales explained that the old water meter was not registering. The meter may have been using the same amount. Mayor Chapa asked how many gallons were typically used at the property. Ms. Doss replied that it was not more than 1,000. Another citizen commented that he also lived at City by the Sea and would get a one-time adjustment each year from the City. Mr. Gonzales replied that for approximately 6-7 years that was true but that had changed. Finance Director Cox said that sewer charges could be adjusted but City by the Sea does not have sewer service. Ms. Doss said that the only change she saw was the meter reader digging the hole. Finance Director Cox explained that the high reading generated the meter change out. Ms. Doss added that she saw the meter reader on August 22 and the letter was received on August 25. Mr. Gonzales explained that staff had looked over all over the house and found no indicator of where the leak would have been.

Mayor Pro Tem Abrego made a motion to have Ms. Doss pay half of the contested water bill. Council member Hyatt seconded the motion and the motion carried unanimously.

**10. CONSIDER AND ACT ON APPROVAL TO PURCHASE BUDGETED EQUIPMENT AND SAFETY ITEMS FOR ARANSAS PASS PUBLIC WORKS DEPARTMENT.**

Motion Made By: Mayor Pro Tem Abrego

Seconded By: Council member Hyatt  
Votes: Aye: Abrego, Hyatt, Gomez, Ellis, Chapa

Discussion: Public Works Director Quintanilla explained that the department was in desperate need of equipment. Their street maintainer is from 1977. The excavator is a mini Bobcat, and there is one backhoe. The item would allow the department to purchase the needed equipment and allow them to fix problems more efficiently. Council member Hyatt asked if they would be stockpiling and storing equipment. Mr. Quintanilla replied that they would buy as needed. Mayor Chapa asked if the department would be using the crushed concrete from the harbor. Mr. Quintanilla replied yes, it would be used for tiebacks. Mayor Chapa asked if the request would include mosquito sprayers. Parks Director Camarillo replied that they would be purchasing two mosquito sprayers.

Mayor Pro Tem Abrego made a motion to approve the purchase of budgeted equipment and safety items for Aransas Pass Public Works Department. Council member Hyatt seconded the motion and the motion carried unanimously.

**11. CONSIDER AND ACT ON BUILDING DEPARTMENT ITEMS:**

**A. PUBLIC HEARING ON THE REQUEST OF ROCKY CHACON & KEVIN PAWLIK TO RE-ZONE FROM (R7Z) SINGLE FAMILY DWELLING DISTRICT TO A (GB) GENERAL BUSINESS IN THE CITY OF ARANSAS PASS. THE PROPERTY IS DESCRIBED AS PT OF LOT 6, 7, 8, & 29-34, ARANSAS PASS PILE ADDITION, 0.248 ACRES, ARANSAS PASS. THE PROPERTY IS CURRENTLY ZONED (R7A) SINGLE FAMILY DWELLING DISTRICT.**

Discussion: City Attorney Allen Lawrence opened the public hearing at 7:45 p.m. and stated that the Planning and Zoning commission recommended approval. Mr. Rocky Chacon explained that part of his property already has general business zoning and the request would incorporate the rest of property to build rental cottages on the property. The cottages would be around 800 square foot. City Attorney Lawrence asked if there would be a street address. Mr. Chacon replied that there was not one yet. The property was on the corner of Arch & Highland or Highland & 361. Mayor Pro Tem Abrego asked what type of rental properties the cottages would be. Mr. Chacon explained that just south of the property had the same concept. It would be a 800 square foot cottage. Mr. Sam Vincent stated that he lives just adjacent to the property, except for four (4) 25-foot lots between his property and mine. He said he did not get a notice and he said he did not know where the lots he mentioned were. Mr. Chacon replied that it was on Arch & Highland, whereas they lived on Houston Street. City Attorney Lawrence closed the public hearing at 7:50 p.m.

**B. CONSIDER AND ACT ON THE REQUEST OF ROCKY CHACON & KEVIN PAWLIK TO RE-ZONE FROM (R7Z) SINGLE FAMILY DWELLING DISTRICT TO A (GB) GENERAL BUSINESS IN THE CITY OF ARANSAS PASS. THE PROPERTY IS DESCRIBED AS PT OF LOT 6, 7, 8, & 29-34, ARANSAS PASS PILE ADDITION, 0.248 ACRES, ARANSAS PASS. THE PROPERTY IS CURRENTLY ZONED (R7A) SINGLE FAMILY DWELLING DISTRICT.**

Motion Made By: Council member Hyatt  
Seconded By: Council member Gomez  
Votes: Aye: Abrego, Hyatt, Gomez, Ellis, Chapa

Discussion: Council member Hyatt made a motion to approve the request of Rocky Chacon & Kevin Pawlik to re-zone from (R7Z) single family dwelling district to a (GB) general business zone. Council member Gomez seconded the motion and the motion carried unanimously.

**C. PUBLIC HEARING ON THE REQUEST OF TERRY HARRISON TO APPLY FOR CONDITIONAL USE PERMIT FOR OPEN AND ENCLOSED STORAGE (GB) GENERAL BUSINESS CITY OF ARANSAS PASS. THE**

**PROPERTY IS DESCRIBED AS N. ½ TRACTS 1, 2, 3, & 4, BLOCK 1 MCCAMPBELL SUBDIVISION 18.411 ACRES, ARANSAS PASS. THE PROPERTY IS CURRENTLY ZONED (GB) GENERAL BUSINESS.**

Discussion: City Attorney Lawrence opened the public hearing at 7:52 p.m. Mr. Terry Harrison explained that he wanted to build open and enclosed storage units. There would be climate control storage and possible boat/RV storage. City Attorney Lawrence asked for a street address. Mr. Harrison replied that the property bordered Avenue A and Marshall. He would like to build across the highway, next to Butter Churn. City Attorney Lawrence asked if he understood that he would have to comply to the City landscaping, lighting and screening ordinances. Mayor Chapa asked what the environmental condition was. Mr. Harrison explained that he had talked to the lead engineer, who had a full blown environmental study done within past few years. He had been in contact with him twice. Buying the property is based on zoning change. City Attorney Lawrence added that the Planning and Zoning Commission recommended approving a one year conditional use permit while complying with city ordinances. City Attorney Lawrence closed the public hearing at 7:57 p.m.

**D. CONSIDER AND ACT ON THE REQUEST OF TERRY HARRISON TO APPLY FOR CONDITIONAL USE PERMIT FOR OPEN AND ENCLOSED STORAGE (GB) GENERAL BUSINESS CITY OF ARANSAS PASS. THE PROPERTY IS DESCRIBED AS N. ½ TRACTS 1, 2, 3, & 4, BLOCK 1 MCCAMPBELL SUBDIVISION 18.411 ACRES, ARANSAS PASS. THE PROPERTY IS CURRENTLY ZONED (GB) GENERAL BUSINESS.**

Motion Made By: Council member Hyatt  
Seconded By: Council member Ellis  
Votes: Aye: Abrego, Hyatt, Gomez, Ellis, Chapa

Discussion: Council member Hyatt made a motion to approve the request of Terry Harrison to apply for a conditional use permit for open and enclosed storage in a General Business (GB) zone. Council member Ellis seconded the motion and the motion carried unanimously.

**E. PUBLIC HEARING ON THE REQUEST OF VIRGINIA BUFKIN TO RE-ZONE FROM (R10) SINGLE FAMILY DWELLING DISTRICT TO A (MH) MANUFACTURED HOME DISTRICT IN THE CITY OF ARANSAS PASS. THE PROPERTY IS DESCRIBED AS OUT LOT 48, TRACT 2 E ½ OF 3, 7.05 ACRES, ARANSAS PASS. THE PROPERTY IS CURRENTLY ZONED AS (R10) SINGLE FAMILY DWELLING DISTRICT.**

Discussion: City Attorney Lawrence opened the public hearing at 7:57 p.m. Ms. Virginia Bufkin explained ½ tract of Lot 3 is General Business. One part is residential; the other part is General Business. She had plans submitted that she would like to show the City Council. It had been submitted to the Planning and Zoning Commission but never shown to them. She would like to re-zone for an upscale RV park. Mayor Chapa asked if this was the property in front of Aquatic Center. Ms. Bufkin affirmed yes. Mr. Mike Fields, developer, and Ms. Liz Bralley explained that there would never be a mobile home park at the property. Traffic and drainage on the property were concerns. They stated that the submitted plans would alleviate current flooding and prohibit future flooding. There was an environmental study of the project. Ms. Bufkin purchased the property in the early 1980s. It will sit vacant unless this was approved. Mayor Chapa asked if the RV pads would be concrete. Mr. Fields affirmed yes. Ms. Bralley said that they were not trying to destroy integrity of City. Winter Texans spend bulk of their money. She said she believed Aransas Pass needed a new, nice RV Park. Mr. Steven Jones of 1550 S. Arch said that the RVs in the Ransom RV Park had permanent structures attached to their homes. There were 16 dissent letters. He said this area was the prime jewel of Aransas Pass. Dozens of families flock the area. He asked the audience if they wanted another RV park when they drive into Aransas Pass. He said the RV park devalue surrounding properties.

Ms. Donna Cox said she lived across the highway. She said that adding another RV park on our major corridor would downscale surrounding properties. Homes would provide much more income, tax wise. RVs don't give substantial improvement to the property and involve transient people who come in part of the time. The City would

not have water customers six months of the year but would have to invest in the infrastructure. Additionally, there is a very dangerous curve on Commercial Street. Because it is a highway, the Department of Transportation needs traffic control on the road. Mr. Richard Lorange said that he lived at Ransom RV Park and stated that the previous council looked at a similar project involving the drainage problem. Another problem is traffic. When drivers make the sharp turn, it creates a tremendous traffic problem. Mr. Eli de la Cruz of 180 E. Johnson recommended that the area should stay as a housing area. If the City could get to a consistent building quality where all buildings are higher quality, it would result in better income for the City. Lots of people will get this image of the City.

Mr. Robert Trevino explained that he represented Coastal Run Cottages, which had 24 units. As a whole, the owners are opposed. They are all owners and pay taxes and utilities. Mr. Mike Fields said he was a proponent of the RV Park. He said he lived in Rockport in the Whistlers Cove subdivision. Adjacent to it is the Lagoons RV Park. There has been no negative interference between the two. These are quarter million dollar homes. There is no negative between two neighborhoods. To address the problem with the road curve, the park design will cause them to pull them into side road. He said that he had always been able to make those curves in his own RV. The building opportunity is still there and options are still open. He said he thought it would be a good addition to the City. Mayor Chapa spoke and said he understood the concern. As a citizen, he said first he would tell you to buy from him and build houses. He stated that RV parks were a safe environment. He said he would like to see a high quality RV park in town. Chief Blanchard spoke for City Manager Carrillo who was communicating via cell phone that standards for RV parks needed to be developed because of the parks popping up on FM 2725. There are not enough standards. She said she would appreciate Council holding off on the action. The Planning & Zoning Commission recommend denial of the request. Mrs. Bufkin stated that staff said that 12 homeowners received letter but got 16 dissent letters, two of which are from the twelve originally notified. Ms. Carrie Scruggs commented that she never received a letter. She said she was not opposed to Virginia Bufkin's request. She said these people have been phenomenal. She has been here 50 years and she would completely support anything they do. City Attorney Lawrence closed the public hearing at 8:22 p.m.

**F. CONSIDER AND ACT ON THE REQUEST OF VIRGINIA BUFKIN TO RE-ZONE FROM (R10) SINGLE FAMILY DWELLING DISTRICT TO A (MH) MANUFACTURED HOME DISTRICT IN THE CITY OF ARANSAS PASS. THE PROPERTY IS DESCRIBED AS OUT LOT 48, TRACT 2 E ½ OF 3, 7.05 ACRES, ARANSAS PASS. THE PROPERTY IS CURRENTLY ZONED AS (R10) SINGLE FAMILY DWELLING DISTRICT.**

Motion Made By: Mayor Pro Tem Abrego

Seconded By: Council member Hyatt

Votes: Aye: Abrego, Hyatt, Gomez, Ellis, Chapa

Discussion: City Manager Carrillo reminded the City Council that the zoning change follows the property, not the people. Right now, the City has no standards. She continued to advise them to protect the entrance corridors. Without standards, there is nothing to keep property owners from building low quality parks. Staff employees are frantically working on an ordinance. The 20% rule was almost invoked because of the number of negative responses received. If the request is approved now, the property is vested. Mayor Chapa asked if it could be approved with the condition to meet future RV standards. She explained that surrounding property owners have already complained about the drainage situation in that area. Mr. Gary Billy stated that he owned an RV Park and with restrictions, it will be beautiful. Most of the renters at his RV Park eat at one of his restaurants. It will be a nice park that creates a lot of tax base. City Manager Carrillo commented that given the proximity of the property, those at the proposed park would be closer to more restaurants in Ingleside. Mr. Jones commented that people have said they've tried to buy it. The land is valuable and sellable. Ms. Bufkin replied that no one has made an offer except former city manager Rick Ewaniszyk and she did not want their offer.

Mayor Pro Tem Abrego made a motion to take the recommendation of the City Manager and wait for an ordinance, giving the City Manager a deadline of sixty days to complete. Council member Hyatt seconded the motion and the motion carried unanimously.



**G. PUBLIC HEARING ON THE REQUEST OF AMENDING THE GENERAL BUSINESS USE TABLES, USE #207 OPEN STORAGE (VISUAL SCREEN).**

Discussion: City Attorney Lawrence opened the public hearing at 8:31 p.m. Administrative Assistant Amanda Torres explained that the item was in response to a request by Third Coast Storage to place open storage facilities on their property. The Planning & Zoning Commission previously recommended, and the Council approved, removing the Open Storage (Visual Screen) use from the General Business use table. This would place it back on the use table as a Conditional Use. Another item would come before Council to add further stipulations, such as extending the Conditional Use Permit to five years. City Attorney Lawrence closed the public hearing at 8:33 p.m.

**H. CONSIDER AND ACT FOR THE REQUEST OF AMENDING THE GENERAL BUSINESS USE TABLES, USE #207 OPEN STORAGE (VISUAL SCREEN).**

Motion Made By: Council member Hyatt  
Seconded By: Council member Ellis  
Votes: Aye: Abrego, Hyatt, Gomez, Ellis, Chapa

Discussion: Council member Hyatt made a motion to add Use #207, Open Storage (Visual Screen) to the General Business Use Table. Council member Ellis seconded the motion and the motion carried unanimously.

**12. CONSIDER AND ACT ON RE-ASSIGNING THE ARANSAS PASS PUBLIC WORKS DIRECTOR AS THE TRAFFIC ENGINEER.**

Motion Made By: Council member Hyatt  
Seconded By: Council member Gomez  
Votes: Aye: Abrego, Hyatt, Gomez, Ellis, Chapa

Discussion: Chief Blanchard explained that staff had gotten into discussion as who should be designated as traffic engineer. The traffic engineer looks over adding speed humps and dealing with things that affect traffic. He stated that he was not qualified to engineer but recommended to transfer the responsibility to the Public Works Director. Ultimately, it would need to be his oversight. Council member Hyatt made a motion to re-assign the Aransas Pass Public Works Director as the traffic engineer. Council member Gomez seconded the motion and the motion carried unanimously.

**13. CITY MANAGER UPDATES: COASTAL RESILIENCY PLAN, TORCH AWARDS DONATION, FEMA MEETING**

Discussion: Administrative Assistant updated the Council on the City's Coastal Resiliency Plan, which was funded by a grant awarded by the Gulf of Mexico Alliance and NOAA. She asked for the audience to fill out the survey for the plan and attend the Resiliency Forum scheduled the following Monday at the Aransas Pass Civic Center.

**DEPARTMENT UPDATE: POLICE DEPARTMENT - UPDATES**

Discussion: Chief Blanchard reviewed monthly police statistics. An offer had been extended to new patrol captain David Wood. He had left law enforcement to work in the oilfield but came back. Pet licensing is now being offered online. Residents can pick up after hours, in direct response to the last meeting. A new Animal Control officer has been hired but they are not ready to release her to the public. Staff is working on fixing the facility. The ACO comes from Odessa where she gained experience at their Animal Control department. In regards to the Jenna Hernandez murder, CID Kyle Rhodes has not relented. Johnny and Joshua Davis were arrested for direct solicitation of murder. Lawrence Mireles received 60 years in prison. There was also a capital

murder this past month. A group of people were hanging out at the Cedar Lodge. One of the males and female took advantage of the other male, beat and robbed him. Both are in jail currently. In the theft involving the former Animal Control Officer, one employee kept money from a patron. Patron tried several times to recover. The employee informed the ACO supervisor and then turned herself in. The victim did not want to file charges. The employee was charged with felony theft.

Mayor Chapa asked about the fire hydrant on Wheeler. Staff had replaced three hydrants, one in between Wheeler and McCampbell. Council member Hyatt said there was valve damage on the bottom of the pipe that had not been fixed. Public Works Director Quintanilla replied that there were several roads on the maintenance list. Council members were also concerned that the Little League fields might have issue with ants and wanted to see how the City could help. Street superintendent Ysidro Villarreal replied that they could look at the contract to see if City is responsible. Mayor Pro Tem Abrego asked that new employees be introduced at City Council meetings. Chief Blanchard replied that he was going to try and start that with the new patrol captain but that he would try from now on. Mayor Chapa asked if staff had given a response to Gulf Marine on their water bill issue. Finance Director Cox replied that she was not familiar with the exact inquiry but she was scheduled to discuss it with the City Manager.

Mayor Pro Tem Abrego asked for an update on the water line projects. Engineer Johnny Perales explained that the project was on schedule for the FM 2725 waterline and should be complete in October. Mayor Chapa asked about the waterline on FM1069. Mr. Perales explained the water line extended in front of the cemetery was used with city resources. Grant funding is questionable. If the grant funding does not come through, city staff has made arrangement to be funded through CIP funds. Grant funding is based on minimum participation from local property owners. Mayor Chapa asked if this included the water line towards Walmart. Mr. Perales replied yes, it was all part of funding. The cemetery was skipped due to regulatory issues. The grant project would be the section up to the cemetery. Design work was underway to extend the water line to Highland and into town. It would be part of the general street and utility component. Mayor Chapa asked about the timeframe. Mr. Perales replied that design would be complete toward the end of summer. The engineering firm wanted some parts of project to get underway in late spring, such as a new lift station. The project is broken up into logical phases. They are in the early stages of construction. The remainder of street improvements should be completed later in the year. They would submit an engineering report due in the next couple of weeks.

Chief Blanchard commented on behalf of the City Manager, who wanted to comment that she appreciated her staff's help and input in the meeting.

#### 14. ADJOURNMENT OF MEETING.

Motion Made By: Council member Hyatt  
Seconded By: Council member Ellis  
Votes: Aye: Abrego, Hyatt, Gomez, Ellis, Chapa

Discussion: Council member Hyatt made a motion to adjourn the meeting. Council member Ellis seconded the motion and the motion carried unanimously.

Mayor Chapa adjourned the meeting at 9:05 PM.

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Adan Chapa, Mayor

Attest:

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Yvonne Stonebraker, City Secretary

